



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

November 10, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
ATHENS PARK COMMUNITY CENTER REFURBISHMENT  
ATHENS VILLAGE AREA  
APPROVE PROJECT BUDGET  
SPECS. 7023; CAPITAL PROJECT NO. 86983  
(SECOND DISTRICT) (3 VOTES)**

**SUBJECT**

This action is to approve the project budget for the Athens Park Community Center project, and authorize the Director of Public Works to carry out the project through a Board-approved Job Order Contract (JOC).

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the \$920,000 project budget for the Athens Park Community Center Refurbishment project, Capital Project No. 86983.
2. Authorize the Director of Public Works to deliver the Athens Park Community Center project using a Board-approved Job Order Contract.

Board of Supervisors

GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

*"To Enrich Lives Through Effective And Caring Service"*

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### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will authorize the Department of Public Works (Public Works) to deliver the refurbishment of the facility at the Athens Park located at 12603 South Broadway, Los Angeles, California 90061, using a Board-approved JOC.

The Community Center at Athens Park is in need of refurbishment due to its advanced age and deterioration due to use. The existing restrooms will be upgraded to comply with the Americans with Disabilities Act and the deteriorated interior cabinets, desks, shelves, floors, and wall finishes will be replaced or painted. The exterior will be cleaned and painted; the tile roofing will be refurbished; damaged rafters will be repaired; the ventilation and heating system will be replaced; and damaged lighting, windows, doors and path of travel will be replaced or refurbished.

Approval of the recommendation will authorize Public Works to proceed with the refurbishment project using a Board-approved JOC.

### **Sustainable Design Program**

The project supports your Board's Sustainable Design Program by installing energy efficient lighting and by increasing the efficiency of the heating system.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents. It also directs that we ensure Children, Family and Adult Well-Being (Goal 2) by enhancing the ability of families to live in safe, stable, and supportive communities. We are also directed to improve Community and Municipal Services (Goal 3) by offering a wide range of services responsive to each community's specific needs. The project will benefit the community and makes recreational services available to the youth of the area.

### **FISCAL IMPACT/FINANCING**

On June 16, 2008, your Board established the project and allocated \$450,000 for the project budget. Based on the validated and revised scope of work and a third-party cost estimate, the current project cost estimate is \$920,000, including preparation of the plans and specifications, plan check fees, consultant services, miscellaneous expenditures, Civic Art allocation, construction costs, change orders, JOC costs, and County services. Sufficient funds have been budgeted in the 2009-10 Capital Projects Budget for the Athens Park Community Center project, Capital Project No. 86983.

The Project Schedule and Budget Summary are included in Attachment A. The project is funded in the 2009-10 Capital Projects Budget with \$920,000 of Second District Capital Project net County cost.

### **Operational Budget Impact**

The Department of Parks and Recreation (Parks and Recreation) does not anticipate any one-time, start-up or ongoing costs resulting from the recommended actions. The project provisions have maintenance requirements that will be fulfilled with existing park staff and resources.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Program validation services have been procured from Tetra Design through a previously Board-approved, as-needed consultant contract.

Design services have been procured from J.C. Chang and Associates through a previously Board-approved, as-needed consultant contract.

All demolition, site work, and refurbishment work will be carried out by a previously Board-approved JOC.

In order to increase participation of qualified local residents in areas where projects are being implemented by the County via JOC, a local worker hiring program has been incorporated into the County's JOC procurement. The program's objective is intended to give work opportunities to qualified local residents where projects are being developed. Except where State or Federal laws or regulations mandate to the contrary, these provisions will apply to all eligible JOCs.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Boards Civic Art Policy adopted on December 7, 2004.

### **ENVIRONMENTAL DOCUMENTATION**

On June 16, 2008, your Board found the proposed project to be categorically exempt under the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15302, Replacement and Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines, Appendix G, Class 2 (e), adopted by your Board on November 17, 1987, because the project provides for minor alterations of existing facilities, involving negligible or no expansion of an existing use, installation of new accessory structures, minor grading, and landscaping. A Notice of Exemption was filed with the Registrar-Recorder/County Clerk.

### **CONTRACTING PROCESS**

The project will be constructed under a Board-approved JOC.

The architect/engineer, J.C. Chang and Associates, was approved by your Board on July 1, 2008, to provide as-needed architect/engineer design services for various County projects for a three-year term.

Tetra Design, an architect/engineer firm that provided program validation services for this project, was approved by your Board on November 11, 2006, to provide as-needed architect/engineer design services for various County projects for a three-year term.

### **IMPACT ON CURRENT SERVICES OR PROJECTS**

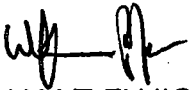
There will be no negative impact on current County services or projects during the performance of the recommended services.

The Honorable Board of Supervisors  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works, Project Management Division II; Civic Arts Commission; and the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:GF:SK  
DJT:RB:zu

Attachment

c: Auditor Controller  
Civic Arts Commission  
County Counsel  
Department of Parks and Recreation  
Department of Public Social Services (GAIN/GROW Program)  
Department of Public Works  
Office of Affirmative Action Compliance

November 10, 2009

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
ATHENS PARK COMMUNITY CENTER REFURBISHMENT  
ATHENS VILLAGE AREA  
APPROVE PROJECT BUDGET  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Completion Date</b>
Project Design	
Construction Documents Jurisdictional Approvals	04/23/09* 08/03/09*
Construction	
Start Construction Substantial Completion Acceptance	03/04/10 09/07/10 12/27/10

\* Completed activities

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	\$ -
Construction	
Job Order Contract (Site Work)	\$ 568,900
Low Bid Construction Contract	\$ -
Change Orders (15 percent )	\$ 85,335
Departmental Crafts	\$ -
Youth Employment	\$ -
Construction Consultants	\$ -
Misc. Expense	\$ -
Gordian Group	\$ 13,085
Civic Arts	\$ 6,346
Subtotal	\$ 673,666
Programming/Development	\$ 5,657
Plans and Specifications	\$ 65,670
Consultant Services	\$ -
Deputy Inspection	\$ 2,900
Site Planning	\$ -
Hazardous Materials	\$ 8,090
Geotech/Soils Test	\$ -
Material Testing	\$ -
Cost Estimating	\$ -
Topographic Surveys	\$ -
Construction Management	\$ -
Construction Administration	\$ -
Environmental	\$ -
Move Management	\$ -
Equipment Planning	\$ -
Legal	\$ -
Contract/Change Order	\$ -
Other	\$ -
Subtotal	\$ 10,990
Miscellaneous Expenditures	
Office of Affirmative Action	\$ 3,100
Printing	\$ -
Miscellaneous	\$ -
Subtotal	\$ 3,100

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Jurisdictional Approvals	
Regional Planning	\$ 1,000
Fire Department	\$ 600
Health Department	\$ -
Building and Safety Plan Check	\$ 2,000
Subtotal	\$ 3,600
County Services	
Code Compliance and Quality Control Inspections	\$ 56,932
Design Review	\$ -
Design Services	\$ -
Contract Administration	\$ 5,725
Project Management	\$ 77,612
Project Management Support Services	\$ 5,321
ISD Job Order Contract Management	\$ -
DPW Job Order Contract Management	\$ -
ISD ITS Communications	\$ -
Project Security	\$ -
Project Technical Support	\$ 8,499
County Counsel	\$ -
Other	\$ 845
Consultant Contract Recovery	\$ 2,383
Sheriff Job Order Contract Management	\$ -
Subtotal	\$ 157,317
Total	\$ 920,000